

WARRANTY DEED

018682

TRANSFER
TAX
PAID43-94
3286

Victor A. Morency and Madeleine M. Morency

of 44 Mathews Ave., Waterville, ME 04901
for consideration paid,

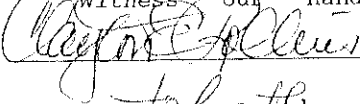
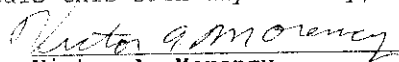

grant to Jefferson L. Longfellow

of P.O. Box 1949, Waterville, ME 04901

with WARRANTY COVENANTS, the land in Waterville, Kennebec County,
State of Maine, bounded and described as follows:SEE EXHIBIT A ATTACHED HERETO
AND MADE A PART HEREOF

Y-7605

Witness our hands and seals this 29th day of July, 1996.


Clayton E. Rollins
Victor A. Morency
Madeleine M. Morency

ROBERT J. GINGRAS ATTORNEY AT LAW 9 CROSBY STREET P.O. BOX 206 AUGUSTA, MAINE 04332-0206

THE STATE OF MAINE Kennebec ss.

July 29, 1996

Then personally appeared the above named Victor A. Morency and
Madeleine M. Morency and acknowledged the foregoing instrument to be
their free act and deed,

Before me,


Notary Public

Print Name: Katherine J. Goraj-Stevens

My Commission Expires: 05/07/99

CLAYTON E. ROLLINS

EXHIBIT A

43-94

A certain lot or parcel of land situate in Waterville, Kennebec County, State of Maine, being Lot No. 99 and the easterly half of Lot No. 100 on Plan of Rosemar Park made for a more particular description, and subject to express conditions and restrictions as to each lot as follows:

1. That no building or any part of a building, including porches shall ever be erected, or allowed to stand upon said lot within twenty-five (25) feet of Mathews Avenue, or within five (5) feet of either the east or west boundary lines;
2. That no residences for more than two families will be built thereon;
3. ~~That no trade or business will be carried on thereon;~~
4. That the lot will not be used for the storage of any new or second hand goods, automobiles, machines, junk or salvage material of any kind;
5. That no separate garage shall be built thereon larger than twenty (20) feet by twenty (20) feet, two car, and that the front of said garage shall not be nearer to Mathews Avenue than thirty-five (35) feet;
6. That no dwelling house costing less than Six Thousand (\$6,000.00) Dollars shall be built thereon.

For source of title, reference may be had to deed from Stanley Williams and Nancy Williams to Victor A. Morency and Madeleine M. Morency dated May 16, 1974 and recorded in the Kennebec County Registry of Deeds in Book 1727 at Page 344.

RECEIVED KENNEBEC SS.

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ATTEST: *[Signature]*
REGISTER OF DEEDS